

**City of Milpitas
Economic Development Commission
Monday, March 10, 2008**

APPROVED MINUTES

- I. Flag Salute: Vice Chair Frank De Smidt called the meeting to order at 6:05 p.m. and led the Commission in the Pledge of Allegiance.
- II Roll Call: Commissioners Present: Vice Chair Frank De Smidt, Ray Maglalang, Don Peoples, Barbara Santos, Tomo Nguyen, and Alternative Commissioner Zeya Mohsin was seated to make a quorum.

Chair Dhaval Brahmbhatt, absent
Commissioner Charlene Tsao arrived at 6:18 p.m.
Council Liaison Mayor Jose Esteves arrived at 6:30 p.m.

Absent: Commissioner Minh Nguyen

City Staff: Diana Whitecar Development Manager
Joe Oliva, Principal Transpiration Planner
Yolanda Lopez, Executive Secretary

III. Announcements:

Ms. Diana Whitecar announced that she had a meeting with representatives from the Staubach Company who would like to establish a Fresh & Easy, an organic grocery store in this area. Staubach Co. reps have also met with Mt. View, Cupertino, Sunnyvale and San Jose. They need about 14,000 sq. ft. and their ideal property is a pad development and a shopping center.

Ms. Whitecar announced that LT Tang of the Lap Tang development Company, which purchased the Serra Center site, has met with our Planning Director to discuss submittal of preliminary plans for a substantial number of residential units and commercial with on podium parking. The first phase would include the Serra Center property, but leave the Denny's and Chile's Restaurants, and Walgreens and the 2 hotels. Further preliminary conversation is ongoing and prelim plans are being refined.

Ms. Whitecar announced the owners of the Milpitas Square are looking to move forward in rebuilding that center over a 15-20 year period. The first phase would be to develop residential units on part of that site. This development is actively under discussion and in the pre-permit planning process.

Ms. Whitecar announced she would be working on corporate outreach in terms of retaining companies that generate tax revenue. She will be meeting with KLA-Tencor

this week. Flextronics is another company that Ms. Whitecar will be contacting in the near future.

Mr. Joe Oliva announced that the TFCA Shuttle Grant Application for van shuttle from CalTrain Station in San Jose to S. Hillview/S. Milpitas Area was submitted to VTA for review on February 29th. The City will be notified sometime in mid-April or May if the City is successful in obtaining this grant.

Vice Chair Frank De Schmidt reported on the announcement by Santa Clara County Board of Supervisor Chair Pete McHugh regarding the arrival of a Honda dealership in Milpitas sometime in 2009, and possibly one more auto dealership to follow in the auto row area where Piercey Toyota recently opened.

Commissioner Don Peoples announced a new start-up company Kovio has located to Milpitas and said more information about Kovio (www.kovio.com) can be obtained on their website.

Commissioner Peoples announced that Milpitas Motor Sports on Main Street has closed its doors due to declining sales. The property is now available and on the market.

Mayor Jose Esteves announced he is inviting the Commissioners and everyone to the State of the City address on April 3rd at 6:30 p.m. at the Milpitas Community Center auditorium. The theme is "City of Excellence".

IV. Public Forum: No Speakers.

V. Approval of Agenda: Motion to approve M/S Mohsin/Peoples. Motion passed unanimously to approve with M.Nguyen, and Chair Brahmbhatt absent.

There was a request for elections for the Economic Development Commission Chair and Vice Chair be added to the next Agenda.

Request to add the October 8, 2007 discussion and consensus item on solar energy as an action item to the next Agenda.

VI. Approval of Minutes: Request to approve the two sets of Minutes submitted for approval separately:

Approval for October 8, 2007 Minutes M/S T Nguyen/Maglalang. Motion passed unanimously to approve with M.Nguyen, and Chair Brahmbhatt absent.

Approval for February 11, 2008 Minutes M/S Peoples/Mohsin. Motion passed unanimously to approve with T. Nguyen, C. Tsao and R. Maglalang abstaining. M. Nguyen and D. Brahmbhatt absent.

VII. Unfinished Business:

1. Parking Analysis Status (Oliva): Mr. Oliva stated he presented his parking analysis study Phase II update to the Planning Commission with discussion focusing on technical memorandum II information. This status report was presented to the Downtown Association, and it will be presented to the City Council on March 18th. Next step is the community/public outreach which is phase III of the parking analysis status study.

2. Industrial Land Use Study Update (Whitecar): Ms. Whitecar reported that the Council had requested the Industrial Land Use Study Update be brought forward as soon as possible back in December. This item will be presented at the Planning Department on Wednesday, March 12th for discussion so that it can be moved forward to the City Council for action.

VIII. New Business

1. Housing Market Study (Whitecar): Ms. Whitecar reported that the Housing Market Study has been completed by Vernazza Wolfe & Associates in preparation for the housing element and presentation to the City Council. The consultant has been invited to present this report at our next meeting as the consultant was not available this evening. Ms. Whitecar noted that the Commissioners were e-mailed the Housing Market Study so that it can be reviewed before the next meeting on April 14th.

Ms. Whitecar stated that one of our goals of this Commission was the study of executive housing in Milpitas. She introduced Mr. Richard Ruth, who is an advocate of studying the need for executive/luxury housing.

Mr. Richard Ruth stated that the City needs to look at the necessary housing to satisfy those residents who desire housing other than apartments and townhouses. He said the residents of this type of housing are residents who get involved in the City and make contributions beneficial to the community. He urged the Commission to have an open committee with the community when discussing the Housing Market Study as a working project and to assist the Commission on zoning or regulatory changes to meet that goal.

2. Earthlink WiFi Update (Whitecar): Ms. Whitecar reported that Earthlink is out of the wireless business and wants out of their lease agreement with the City. The City has the opportunity to use their equipment and wireless services for a fee. The City Council gave direction to the Information Services Director to identify alternatives for the hardware and use of the system.

3. EDC Subcommittee Reports – No reports

4. Save the Date – April 19th Commissioners' Celebration Brunch is at 11:00 a.m. at the Milpitas Community Center. All Commissioners are invited and will be recognized for their efforts for the year.

5. Brief discussion on makeup of the Economic Development Commission and filling the hotel category vacancy. Consensus to put this item on the next meeting agenda.

The meeting adjourned at 7:00 P.M.

IX. Adjournment to April 14, 2008.

Respectfully Submitted,

Diana Whitecar
Economic Development Manager

Minutes prepared by Yolanda S. Lopez